

PUBLIC HEARING AGENDA



Planning & Zoning Commission

T U E S D A Y
AUGUST 24, 2004
REVISED

The City of Tempe endeavors to make all public hearings accessible to persons with disabilities. With 48 hours advance notice, special assistance can be provided for sight and/or hearing impaired persons at public meetings. Please call 480-350-8331 (voice) or 480-350-8400 (TDD) to request an accommodation to participate in Planning Commission public hearings.

PRE-SESSION - begins at 6:30 p.m. – Tempe City Council Chambers (Garden Level), 31 East Fifth Street. The Planning & Zoning Commission reserves this time to discuss informally any item(s) appearing on the Public Hearing Agenda, including questions/answers. Only procedural decisions will be made in the Pre-Session.

- Review of proposed Consent Agenda
- Review of past and future applications with staff

PLANNING AND ZONING COMMISSION HEARING –7:00 p.m. – Council Chambers, 31 East Fifth Street.

Consideration of Minutes.

1. **ZONING AND DEVELOPMENT CODE (0414)** Hold a public hearing for **CITY OF TEMPE – ZONING AND DEVELOPMENT CODE** (City of Tempe, applicant) **Ordinance 2003.36 #ZON-2003.19** for the proposed Zoning and Development Code. This Code will implement Tempe's General Plan and promote public health, safety, convenience, aesthetics and welfare. It encourages the efficient use of land, sustainable land use and building practices, transportation options and accessibility, and crime prevention. It will require timely citizen involvement in land use decision-making, and promote efficiency in development review and land use administration. The Code will regulate, among other things, building heights, setbacks, parking, landscaping and signs. It will also regulate what uses are allowed in a building and include procedures for requesting approval of a project. The proposed code will combine the CCR, C-1 and C-2 zoning districts into the CSS district and broaden the standards and uses allowed. It will also combine the I-1 and I-2 zoning districts into the LID district. A copy of the proposed code is on file with the City Clerk's Office. **Note: Continued from the August 10, 2004 public hearing.**
2. **ASU MASTERPLAN** (Presentation by Steve Nielsen, ASU). The Masterplan for Arizona State University will examine the physical needs of the West Campus, Capital Center Campus, Tempe Campus, and the Polytechnic Campus. Steve Nielsen, Director of Campus Physical Planning will give the Planning Commission an update on the Tempe Campus master planning efforts, including the Arts and Business Gateway project. The vision for the Master Plan is: One University – In Many Places.
 - Strive for differentiation among the campuses, with each a center of excellence.
 - Strategically position ASU as a premier research institution.
 - Embrace a school-centric model
 - Transition to a residential campus
 - Blend communities, cultures
 - Be a leader in workforce development and community advisor/network builder.
 - Assist the community in strengthening the K-12 system.

3. **LAND USE GENERAL PLAN (0401-01)** Hold a public hearing at the Planning & Zoning Commission for **MIXED USE EDUCATIONAL LAND USE** (Arizona State University, property owner and applicant) **Resolution No. 2004.62, #GEP-2004.01** for a portion of a General Plan 2030 Projected Land Use Amendment for approximately 71 acres, located on the first 150 feet from the right-of-way of properties owned by the Arizona Board of Regents, located along Mill Avenue, University Drive, Apache Boulevard, and Rural Road. The proposed amendment includes the following changes to the Projected Land Use Map:

% Decrease	Acres:	From:	To:
4.5%	31.01 acres	Educational	Mixed-Use
0.03%	00.94 acres	Industrial	Mixed-Use
0.13%	02.38 acres	Public Open Space	Mixed-Use
9.1%	17.80 acres	Public Recrtnl/Cultrl	Mixed-Use
0.22%	21.02 acres	Residential	Mixed-Use
	73.15 acres		

4. **PLANNED DEVELOPMENT (0406)** Hold a public hearing for **LDS INSTITUTE** (Church of Jesus Christ of Latter Day Saints, John Cahoon, property owner), located at 650 East Orange Street, including the following:

#ZON-2004.07 Ordinance No. 808.2004.07 for a zoning change from R1-6, Single Family Residential to R-3, Multifamily Residential Limited on .52 gross acres.

#SIP-2004.52 for a site plan for a new building and parking structure consisting of 239,552 s.f on 3.157 net acres.

Use Permits:

1. Allow the expansion of the religious institute in R-3 Zoning District
2. Allow a commercial parking lot in the R-3 Zoning District.

Variances:

1. Increase the maximum allowable building height for the LDS Institute Building in the R-3, Zoning District from 30 feet to 48 feet.
2. Increase the maximum allowable building height for the LDS Institute parking garage in the R-3, Zoning District from 30 feet to 42 feet.
3. Increase the maximum allowable building coverage in the R-3 Zoning District from 40 percent to 54 percent.
4. Reduce the required courtyard separation between structures from 50 feet to 37 feet.
5. Reduce the required street side yard setback along McAllister Avenue from 25 feet to 20 feet.

Note: Continued from the July 27, 2004 public hearing.

5. **PLANNED DEVELOPMENT (0406)** Hold a public hearing for **CROSSROADS OF TEMPE – LOT 4** (Castle & Cook, Richard Toppe, property owner) **#SGF-2004.57** for an Amended General Plan of Development for Crossroads of Tempe consisting of 134,644 s.f. retail/office/restaurant, all on 15.3 net acres (Lots 1, 2, 3, and 4) and a Final Plan of Development for Lot 4 consisting of 15,481 s.f. of retail/restaurant space on 2.09 net acres, located at 7707 South Kyrene Road, including the following:

Use Permit:

Allow outdoor dining in the PCC-1 Zoning District for Lot 4 of Crossroads of Tempe.

Variance:

Waive the required parking screen wall (approximately 6 feet in length) at the gas line easement location at the southwest corner of Lot 4.

6. **PLANNED DEVELOPMENT (0406)** Hold a public hearing for **AGAVE CENTER** (Frank Shields, Kennedy Assoc. Real Estate Council, Inc., property owner) **#SGF-2004.60** for a General Plan of Development for Lots 5, 6 & 7 consisting of 25,600 s.f. on 5.6 net acres, and a Final Plan of Development for **Lot 7**, consisting of 17,000 s.f. on 2.79 net acres, located at 8945 South Harl Avenue.
7. **PLANNED DEVELOPMENT (0406)** - Hold a public hearing for **MIXED USE EDUCATIONAL ZONING DISTRICT AND JOINT REVIEW COMMISSION** (City of Tempe, applicant) **Ordinance 808.2004.09 #ZON-2004.09** for proposed text amendments to Zoning Ordinance 808. The proposed text amends Part 1 Chapter 2 adding definitions for terms in a proposed new Mixed-Use Educational (MU-ED) Zoning District. The proposed text would change Part-1 Chapter-3 to add a new Joint Review Commission which serves as the Planning and Zoning Commission, Board of Adjustment and Design Review Board for any properties owned by the Arizona Board of Regents, which are rezoned and used for a mix of uses not exclusive to University use. The proposed text also modifies Part-1 Chapter-5 adding Section 1-517 which provides a process of appeal of decisions made by the Joint Review Commission. This process requires the President of Arizona State University to review the appeal and provide recommendation to city Council, who have authority to hear and determine final decisions for appeals. The proposed text also modifies Part-2 Chapter 1 to establish a new mixed-use zoning district: Mixed-Use Educational (MU-ED) enables properties owned by the Board of Regents to be zoned and used for a mix of educational, commercial and residential uses. The proposed text also amends Part-2 by adding a new Chapter-21 which defines the purpose, applicability, uses and development standards for the MU-ED zoning district. The proposed text also amends Part 3 Chapter 1, Part 4 Chapter 1 and Part 5 Chapter 1, by adding exemptions for the MU-ED Zoning District to the landscaping, parking and signs sections of the ordinance. **Note: Continued from the August 10, 2004 public hearing.**

POST-SESSION – begins after regular meeting – Tempe City Council Chambers, 31 E. Fifth Street. If necessary, continue pre-session discussion.